



**BOARD OF SUPERVISORS  
AGENDA LETTER**

**Agenda Number:**

**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** Flood Control  
**Department No.:** 054  
**For Agenda Of:** December 12, 2017  
**Placement:** Administrative  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** 4S/5

---

**TO:** Board of Supervisors and Board of Directors, Flood Control and Water Conservation District

**FROM:** Department Scott D. McGolpin, Director of Public Works, 568-3010  
Directors  
Contact Info: Tom Fayram, Deputy Director – Water Resources, 568-3435

**SUBJECT:** Crane Country Day School Flood Control Quitclaim and Easements, First Supervisorial District

---

**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: No

**Other Concurrence:** Risk Management

**Recommended Actions:**

That the Board of Supervisors and Board of Directors:

- a) Approve the attached Quitclaim Deed releasing the County of Santa Barbara and the County of Santa Barbara Flood Control and Water Conservation District from title to an easement for flood purposes by relinquishing the Resolution and Grant of Easement recorded on October 11, 1956, as O.R. #20035, in Book 1407, Pages 247 through 249 of official records in the Office of the County Recorder of Santa Barbara County thereby clearing title of the easement to the property owner, in the FIRST SUPERVISORIAL DISTRICT; and
- b) Accept and execute the attached original Easement Deed, Covenant and Agreement for the real property conveyed from the Crane Country Day School to the Santa Barbara County Flood Control and Water Conservation District for a strip of land described in the Resolution and Grant of Easement recorded on October 11, 1956, as O.R. #20035, in Book 1407, Pages 247 through 249 of Official Records in the Office of the County Recorder (Parcel 1) for the purposes of flood control drainage facilities, and a second strip of land approximately 4,106.8 square feet (Parcel 2) for the future re-routing of the aforementioned drainage facilities located on the property at 1795 San Leandro Lane, Montecito, known as County Assessor Parcel Number 007-340-061, and authorize the Clerk of the Board to sign the Certificate of Acceptance attached thereto; and

- c) Find that pursuant to CEQA Section 15162, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and no new information of substantial importance has been received with respect to the project or the mitigation measures, and therefore no subsequent Environmental Impact Report (EIR) or Negative Declaration (ND) is required for the approval of the recommended actions. Related environmental documents can be found in: <http://www.sbcountyplanning.org/PDF/boards/MPC/03-23-2011/09CUP-00000-00048/Attachment%20D%20-%20MND.pdf>.

**Summary Text:**

**This item is on the agenda in order to proceed with the requirements** of the planned Grading/Oak Tree Quad Classroom Project (15GRD-00000-00093). Crane Country Day School met with the Flood Control District regarding their Project's encroachment on the District's existing easement on their property at 1795 San Leandro Lane, in Montecito. The District had concerns regarding the liability for damage to the encroachments, both current and future, and their ability to do regular maintenance and necessary repairs on their drainage facilities. Crane School offered the District a new easement that would mirror the current easement area but would include language that would release the District from any responsibility for damages to Crane's encroachments, and additionally grants the District an alternate easement area over an existing fire access road on the west side of the campus for the possibility of re-routing the District's facilities as a future option if the current easement becomes unusable for the District.

The quitclaim of the 1956 Grant of Easement will allow the parties to grant and accept the new easement releasing the District from any liability and inserting certain restrictions with regards to Crane's future plans which may encroach on the existing easement and on the alternate easement area. Additionally, the 1956 Grant of Easement granted the easement to both the County of Santa Barbara and the Santa Barbara County Flood Control and Water Conservation District, the quitclaim will clear title in favor of the District solely.

The Flood Control District and General Services Real Property Division have been working cooperatively with the Crane Country Day School planning team to generate the necessary documents for the purpose of allowing the completion of the Project to the benefit of both parties.

California Government Code Section 65402 requires a determination as to the conformity of any property acquisition with the applicable General Plan. Assessor Parcel Number 007-340-061 is located at 1795 San Leandro Lane, in the unincorporated area of Montecito. This project is therefore within the jurisdiction of the Montecito Planning Commission. A general plan conformity request was submitted to the Montecito Planning Commission on October 19, 2016, without objection, and the acquisition was determined to be in conformity.

**Background:**

These real property actions protect the District's interests while accommodating the Crane Country Day School's project. These quitclaim and easement actions are at no cost to the District.

**Fiscal and Facilities Impacts:**

None.

**Special Instructions:**

After Board action, please distribute as follows:

1. Return the original Quitclaim Deed to General Services, Attn: J. Cleary, for recordation.
2. Return the original Easement Deed, Covenant and Agreement and Certificate of Acceptance, to General Services, Attn: J. Cleary, for recordation.
3. Forward a copy of the Minute Order to the Flood Control District office: Attn: Christina Lopez and to General Services/Real Property Division, Attn: J. Cleary

**Note:** Upon recordation, Real Property will return copies of the recorded Easement Deed, Covenant and Agreement to the Clerk for file and reference.

**Attachments:**

Attachment A: Quitclaim Deed

Attachment B: Easement Deed, Covenant and Agreement

Attachment C: Certificate of Acceptance

**Authored by:**

Connie Smith, General Services, 568-3086

James Cleary, General Services, 568-3072

Jon Frye, Flood Control District, 568-3444